

A-27313

23410

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT THOMAS PLEMONS and VIOLA H. PLEMONS, husband and wife; WALLACE PLEMONS; and LAWRENCE E. PLEMONS, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto W. HOWARD HEATH and RUTH E. HEATH, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

PARCEL 1: The SE $\frac{1}{4}$ of Section 4, Township 36 South, Range 12, E.W.M.

PARCEL 2: The SW $\frac{1}{4}$ and the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 3, Township 36 South, Range 12, E.W.M.

PARCEL 3: The W $\frac{1}{2}$ of Section 10, Township 36 South, Range 12, E.W.M.

PARCEL 4: The W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 34, Township 35 South, Range 12, E.W.M.

SUBJECT TO: Easements and rights of way of record or apparent on the land; Reservations, including the terms and provisions thereof, as set forth in that certain instrument recorded November 5, 1956, in Deed Vol. 287, page 50; Rights of governmental bodies or public to any portion lying below the high water mark of Sprague River; Reservations contained in Land Status Reports recorded September 4, 1958, in Vol. 303 of Deeds, Records of Klamath County, Oregon; Terms and provisions as set forth in approved deed, recorded April 8, 1958, in Deed Vol. 298, page 512; Rights of the public in any portion of the herein described premises lying within the limits of any road or highway; Real property taxes for fiscal year commencing July 1, 1973, which are now a lien but not yet payable; and to a Mortgage to The Federal Land Bank of Spokane, dated April 17, 1973, recorded May 22, 1973, in Mortgage Vol. M73, page 6183, Microfilm Records of Klamath County, Oregon, which said Mortgage Grantees hereby expressly assume and agree to pay according to the tenor thereof as same becomes payable and the note accompanying it.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 105,000.00. However, the actual consideration includes other property which is part of the consideration. (Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant to and with the said grantees, and their assigns, that they are the owner s in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hand s and seal s this 28th day of September, 1973

Thomas Plemons (SEAL)

Lawrence E. Plemons (SEAL)

Viola H. Plemons (SEAL)

Wallace Plemons (SEAL)

STATE OF OREGON, County of Klamath) ss. October 24, 1973
Personally appeared the above named Thomas Plemons and Viola H. Plemons, husband and wife; Wallace Plemons; and Lawrence E. Plemons, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

William A. Simeone
Notary Public for Oregon.
My commission expires Oct 8, 1974

And recording return to:

William A. Simeone
540 Main St
Klamath Falls, 97601

From the Office of
CANONG, SISEMORE & ZAMSKY
538 Main Street
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of KLAMATH } ss.

I certify that the within instrument was received for record on the 28th day of DECEMBER, 1976, at 9:00 o'clock A.M., and recorded in book M 76 on page 20682. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel D. Dwyer County Clerk-Recorder
Deputy

FEES \$ 3.00